064.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,400 / 635,400
					USE VALUE:	635,400 / 635,400
					ASSESSED:	635,400 / 635,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIARA PAUL S & RICA
Owner 2:	
Owner 3:	
Street 1:	22 RANGELEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	UPTON THYRA P -
Owner 2:	-
Street 1:	22 RANGELEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-1236

NARRATIVE DESCRIPTION

This parcel contains 3,588 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1565 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3588.000	261,200	4,900	369,300	635,400
Total Card	0.082	261,200	4,900	369,300	635,400
Total Parcel	0.082	261,200	4,900	369,300	635,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.01 | /Parcel: 406.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41207
GIS Ref:
GIS Ref:
Insp Date: 11/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 064.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,200	4900	3,588.	369,300	635,400	635,400	Year End Roll	12/18/2019
2019	101	FV	208,000	4900	3,588.	343,000	555,900	555,900	Year End Roll	1/3/2019
2018	101	FV	208,000	4900	3,588.	343,000	555,900	555,900	Year End Roll	12/20/2017
2017	101	FV	208,000	4900	3,588.	300,800	513,700	513,700	Year End Roll	1/3/2017
2016	101	FV	208,000	4900	3,588.	274,400	487,300	487,300	Year End	1/4/2016
2015	101	FV	195,800	4900	3,588.	242,700	443,400	443,400	Year End Roll	12/11/2014
2014	101	FV	195,800	4900	3,588.	229,500	430,200	430,200	Year End Roll	12/16/2013
2013	101	FV	195,800	4900	3,588.	218,400	419,100	419,100		12/13/2012

!5557!

PRINT

Date	Time
12/10/20	20:25:47

LAST REV

Date	Time
05/13/19	09:59:32
danam	
5557	

USER DEFINED

Prior Id # 1:	41207
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
UPTON THYRA P	30904-90		11/29/1999		185,000	No	No		
	10276-181		1/28/1948			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2018	1861	Re-Roof	17,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	TTL REFUSAL	BS	Barbara S
4/13/2009	Measured	372	PATRIOT
11/10/2000	Hearing N/C	163	PATRIOT
11/17/1999	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3588		Sq. Ft.	Site		0	70.	1.47	12									369,348						369,300	

Total AC/HA: 0.08237 | Total SF/SM: 3588 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,348 | Spl Credit | Total: 369,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32092643
Const Adj.:	0.98990101
Adj $ / SQ:	169.986
Other Features:	57000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378515
Depreciation:	117340
Depreciated Total:	261175

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

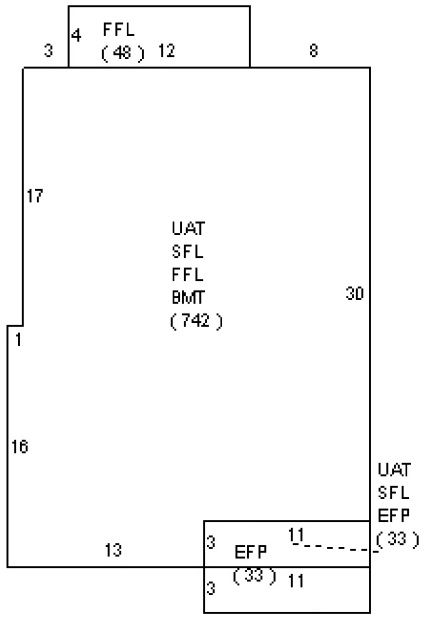
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.99
Special Features:	0	Val/Su Net:	101.75
Final Total:	261200	Val/Su SzAd	166.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	169.990	134,289
SFL	Second Floor	775	169.990	131,739
BMT	Basement	742	51.000	37,839
UAT	Upper Attic	194	67.990	13,174
EFP	Enclos Porch	66	67.780	4,474

Net Sketched Area:	2,567			Total:	321,515
Size Ad	1565	Gross Are	3148	FinArea	1565

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 064.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1925	21.58	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900